

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, June 22, 2006

#14

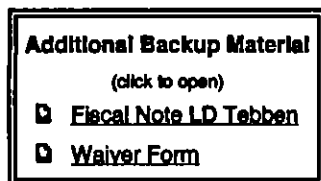
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Building Services
RECOMMENDATION FOR COUNCIL ACTION

Subject: Authorize execution of a contract with L.D. TEBBEN CO., INC., Austin, TX, for roof replacement of Building 4 at the Cameron Road Campus in an amount not to exceed \$172,589.

Amount and Source of Funding: Funding is the amount of \$172,589 is available in the Fiscal Year 2005-2006 Approved Capital Improvement Project Fund of the Finance and Administrative Services Department, Cameron Road Fund.

Fiscal Note: A fiscal note is attached.



For More Information: Jill Maness, Building Services Officer, 974-3960.

Purchasing Language: Seven contractors picked up construction documents and documents; five attended the mandatory pre-bid meeting; only one bid was received.

MBE/WBE: 0.29% WBE participation. A waiver of participation goals was requested by Building Services and has been approved by the City Manager for this project.

On October 6, 2005, Council approved a budget of \$22,125,000 to purchase commercial property at 8301 Cameron Road and to complete renovations to make the site suitable for occupancy by various City departments. On January 3, 2006, the City of Austin closed on the purchase of this property.

The Cameron Road pre-purchase building inspection report recommended that Building 4's roof be replaced. The optimal time to replace the roof is prior to occupancy to avoid disturbing tenants.

The roof replacement will include application of a torch-applied two ply modified roofing membrane.

Building 4 will house the new 311/Customer Information Call Center and a division of the Police Department. A mid-November move-in date is expected for the Call Center occupants; the police division move will occur in 2007.

**CIP
Fiscal Note**

DATE OF COUNCIL CONSIDERATION:
DEPARTMENT:

6/22/2006
Financial and Administrative Services Department

DESCRIPTION: Authorize execution of a contract with L.D. Tabben, Austin, Texas for roof replacement at the Cameron Road Campus in an amount not to exceed \$172,589.

Financial and Administrative Services Department

Project Name: Cameron Road Site
Project Authorization: 2005-06 Capital Budget
Funding Source: Certificates of Obligation
Number: 8560-747-0150

Current Appropriation	\$22,125,000
Unencumbered Balance	\$8,561,142
Amount of This Action	(\$172,589)
Available Balance	<u>\$8,388,553</u>

Finance: David B. Acuna Date: 6/9/2006



MEMORANDUM

TO: Toby Futrell, City Manager

FROM: Jill Maness, Building Services Officer

DATE: June 15, 2006

SUBJECT: Request for M/WBE Goals Waiver – Cameron Road Campus Building 4 Roof Project

I am respectfully requesting a waiver of minority participation requirements for the project listed above for the following reasons:

- Minority participation goals are not typically established for roofing projects; it is therefore likely that no goals would be required if this project is re-bid.
- There is not sufficient time to re-bid this project and ensure completion by the mid-November 2006 occupant move in date, subjecting occupants (311 and APD) to unnecessary disturbances during their 24-7 operations.

In January 2006, the City purchased the Cameron Road Campus, a 33 acre site that includes 4 buildings. Renovations, both large and small, are underway throughout the campus.

Building #4 will house the new 311/Customer Information Call Center and the Organized Crime Unit of the Police Department, and is expected to be occupied mid-November 2006. You may recall that the pre-purchase inspection process revealed that Building 4 had been subjected to water infiltration from various sources. The consultant performing the Buildings Condition Report recommended that Building 4's roof be replaced.

The optimal time to replace the roof is now, prior to occupancy. This allows ready access to the roof and staging areas and avoids disturbing occupants with noise, dust, odors and other construction-related activities.

Bids were opened on May 25, 2006. L.D. Tebben Co, Inc. of Austin, Texas, submitted the only bid of \$172,589. The original cost estimate for the roof was \$222,666. Although goals are not normally established for roofing projects, they were established for this project, as requested by the Department of Small and Minority Business Resources (DSMBR). Project goals were 3.46% MBE and 8.92% WBE. Actual participation is shown to be 0.29% WBE.

Date